

Report to Council

Report Title:	East Ridge Archaeology Study Update		
Prepared By:	Sonya Watson, Chief Administration Officer and Cally Mann, Municipal Executive Coordinator		
Department:	Administration		
Date:	December 17, 2025		
Report Number:	CAO2025-16	File Number:	C11AD, D02EA
Attachments:	East Ridge Archaeology Study Workplan - Update		

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number CAO2025-16 – East Ridge Archaeology Study Update, prepared by Sonya Watson, Chief Administration Officer and Cally Mann, Municipal Executive Coordinator, and in doing so approves the additional \$22,000 increase within the East Ridge budget for the Archaeological study to continue in 2026.

Report:

Background:

The 62.77 acre parcel of land north of the East Ridge Business park owned by Kleist's was purchased in 2022, with the intention of being a future expansion of the East Ridge Business Park. As part of the process to get these lands prepared for the next phase of the East Ridge Business Park expansion, or to ensure they are more attractive for a potential future purchaser some studies need to be conducted, including an Archaeological Study.

In April 2025, staff sent out a Request for Quote to obtain Archaeological services to conduct this study. In which, LHC Heritage Planning & Archaeology was retained to complete this study in the Fall of 2025 for a total of \$17,378+HST.

Within the Request for Quote, the scope outlined the developable lands as the lands to be reviewed under this study. The idea being that the marshlands to the northeast (section 4) and the northwest riverbed (sections 2 and 3) will never be developed as part of this expansion. See attached map.

Analysis:

As part of this study consultation with the Saugeen Ojibway Nation (SON) is required. Staff provided the Request for Quote and Scope of the project to SON in April 2025. No comments or requests for change were

received at this time from SON. In October 2025, the first draft of the Stage 1 report was completed and provided to staff and SON for review. Additionally, new Archaeological Standards published by SON in July 2025, were supplied to staff in October, indicating that the SON requirements for Archaeology Studies have now changed. As such, the original scope of the project, which was intended to only contain the developable portions of the lands as shown as section 1 on the map, are no longer acceptable under these new standards. There are also additional field preparation requirements that staff need to account for.

In October 2025, staff had a meeting with SON and LHC Heritage Planning & Archaeology to understand what is needed under the new SON Archaeological Standards. As part of this meeting, staff were informed that the entire parcel (sections 1-4) will need to be included within the study, not just the developable lands and that the land will need to be shovel tested at 3m intervals, not the industry standard of 5m. This will result in an increase in costs from that originally proposed in the 2026 Strong Mayor's budget. Additionally, due to the late notice of the changes required to the scope, additional costs were incurred with work related to the original scope in October. To date, \$13,414+HST of the work has been invoiced for this contract. Work for 2025 had now ceased due to weather.

Staff have requested an updated quote for the additional work necessary from LHC Heritage Planning & Archaeology and as a result there will be a further \$17,000 required over and above that currently allocated in the 2026 budget to accommodate these changes to the scope, including expanding and updating the draft Stage 1. Plus additional costs related to the SON monitors to be on site estimated at \$5000. Stage 2 works for Area 1 are included in the estimates.

It should also be noted that if shovel testing is required to be conducted within the marsh lands of section 4 on the map, there will be additional charges of up to \$32,000, which may or may not be required, based on SON consultation.

Any work related to a Stage 3 study is not included in these estimates. Further reports will be provided should additional direction be required related to stages and findings as this advances in 2026.

Strategic Action Plan Checklist:

What aspect of the Brockton Strategic Action Plan does the content/recommendations in this report help advance?

- Recommendations help move the Municipality closer to its Vision Yes
- Recommendations contribute to achieving Heritage, Culture, and Community Yes
- Recommendations contribute to achieving Quality of Life Yes
- Recommendations contribute to achieving Land Use Planning and the Natural Environment Yes
- Recommendations contribute to achieving Economic Development Yes
- Recommendations contribute to achieving Municipal Governance Yes

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

An additional \$22,000 is required in the 2026 Strong Mayor's budget as proposed to accommodate the additional scope of work required by SON and SON staff attendance during ground truthing procedures.

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



Sonya Watson, Chief Administrative Officer



Cally Mann, Municipal Executive Coordinator